

**ARIZONA BOARD OF APPRAISAL**  
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**MINUTES**  
**BOARD OUTREACH MEETING**  
**FRIDAY, FEBRUARY 27, 2009, 9:00 AM.**

Board Members Present at Roll Call: Les Abrams; Cynthia Henry; Myra Jefferson; Michael Marquess; Debbie Rudd. A quorum was present. Board Members Present after Roll Call: None. Board Members Absent: Gabe Corral; Victor Hartsfield. Vacant Board Member Positions: Certified General Appraiser; Public.

Also Present at Roll Call: Debb Pearson, Executive Director; Beckie Loar, Regulatory Compliance Administrator; Jeanne Galvin, Assistant Attorney General; Charles Grube, Assistant Attorney General; John Brenan, Director of Research and Technical Issues, The Appraisal Foundation; Steve Cole, Certified General Appraiser and Board Contract Investigator.

Attendees who signed in represented by County: Maricopa—99%; Pinal--1%.

Les Abrams acted as Chairperson. Board members introduced themselves and gave a short background as to why they applied to serve on the Board.

Charles A. Grube, Assistant Attorney General, made a presentation concerning how administrative law works.

John Brenan, Director of Research and Technical Issues, The Appraisal Foundation, made a presentation concerning The Appraisal Foundation, the Appraiser Qualifications Board and the Appraisal Standards Board.

Steve Cole, Certified General Appraiser and Board Contract Investigator, made a presentation concerning the analysis and support of comparable sales adjustments.

An open question and answer session followed between attendees and the Board addressing: Online *Uniform Standards of Professional Appraisal Practice* (USPAP) courses; The Appraisal Foundation task force on best practices for appraisers; international quality of education, supervising appraisers and trainees; recovery of investigative and administrative costs by the Board; threat of brokers price opinions to appraisers; The Appraisal Foundation's draft White Paper; budget sweeps and the effect on Board enforcement; the definition of "independent fee appraiser" under the Home Valuation Code of Conduct (HVCC); why a sales contract course is not a required qualifying course; use of foreclosure sales as comparable sales; future of the appraisal industry and the atrophy of appraisers; approved Mesa Community College appraiser degree program; how appraisers will be involved to value assets in "bad" mortgages; lack of clear direction and funding for the HVCC; and guidelines for the Troubled Assets Relief Program (TARP).

The meeting was adjourned.

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Lester G. Abrams, Chairperson